

**DISTRICT ADVISORY BOARD MINUTES
DISTRICT I**

March 5, 2001

7:00 p.m.

Atwater Community Center, 2755 E. 19th

Members Present

Council Member Rogers
Patrice Dolenz
Kenneth Hemmen
Carrie Jones
Debby Moore
Sharon Myers
Steve Roberts*
Marcia Traylor
Lois Tully-Gerber
Ken Woodard*

Members Absent

Carl Brewer
David Franks
Edith Knox*
Lori Lawrence*
Rev. Lincoln Montgomery*
Willard Walker*
Billy Wilson
Dee Wright

Guest List

Joe Rodriguez, Wichita Eagle, 825 E. Douglas
Dale Miller, MAPD, 455 N. Main, 10th Fl
Sam Cox, 6901 W 53rd N
Jim Dolenz, 405 N. Chautauqua, Uptown NA President
Carl Ligit, 1736 NE Parkway, Ken Mar NA
Winston Stith, 8834 Denker Circle
Treatha Foster, 2211 N. Kansas, NE Millair NA President
Dale Churchman, 1357 S. Broadway
Vicki Churchman, 1357 S. Broadway
Bishop Gilkey, Sr. 1345 N Edgemoor
Joseph Gilkey, 1707 N Oliver

*Denotes District Advisory Board Alternates

ORDER OF BUSINESS

Call to Order

Council Member Rogers called the meeting to order at 7:03 p.m.

Approval of Minutes

Council Member Rogers asked DAB members if there were any corrections to the February 5, 2001 DAB minutes. No corrections were noted. **Council Member Rogers (Moore)** moved to approve the February minutes.

Approval of Agenda

Public Agenda

1. Scheduled items

1a. Fallen Fire Fighter Memorial in Lincoln Park

Sam Cox, a representative from the Fallen Firefighter's Memorial Committee presented a proposal for a memorial in Lincoln Park. The Fallen Fighter's Memorial groundbreaking will coincide with the dedication of Lincoln Park on Saturday, April 7, 2001, from 11 a.m. to 1 p.m. The Memorial will include a life-size statue and a twenty-two feet long by six feet high memorial wall. At the dedication/groundbreaking ceremony, citizens will be able to purchase engraved bricks or corporate sponsor stones.

Cox stated that all city departments have been cooperative with this project. **Lois Tulley-Gerber** asked if there were any statistics on the number of fallen fighters. **Cox** replied and stated that names of the fallen firefighters would be included on the memorial wall. **Cox** informed the District Advisory Board members and citizens present that they could contact the Firefighter's Museum president, B.K. Owens for additional information at 263-3426.

The DAB voted unanimously, 7 - 0, to support the Fallen Fighter Memorial initiative.

1b. Prairie Villa Low Income Housing Credit Request

Matt Cantonese of Investment Resources presented proposed renovations at Prairie Villa Housing Complex. Cantonese explained that Prairie Villa is an Affordable Housing Development. Investment Resources applied for State Housing Tax Credits, which would be about \$ 55,000 per year. The owners would then match 70 % to 80% of the funding towards the rehabilitation project. Prairie Villa is a twenty-five year old structure with 78 units; therefore updates need to be made. Prairie Villa is a 100% senior (55 and older) facility that is section 8 housing.

Proposed upgrades would include: 1) roofing; 2) heating/cooling system; 3) water; 4) fencing; and 5) windows to make the units more energy efficient. **Cantonese** stated that no resident would be displaced during the remodeling. **Cantonese** requested a letter from the District Advisory Board allowing Investment Resources to proceed with the project, if the DAB approved.

Additional issues discussed included 1) How the increase in gas prices have affected resident's rates; 2) Residents receiving a discounted rate for using all electric utilities; 3) Handicapped accessibility in each unit 4) Level of savings with the tax credit.

Council Member Rogers asked the District Advisory Board to make a recommendation to the City Council to support the proposed improvements at the Prairie Villa Housing Development. **Moore (Tulley-Gerber)** made a motion to recommend to the City Council to support the proposed improvements at the Prairie Villa Housing Development. Motion carried, 7-0.

2. Off-agenda item s

Jim Dolenz, President of the Uptown Neighborhood Association requested to comment on the amended housing codes. **Council Member Rogers** stated that **Dolenz** would be able to make a statement after the presentation on Minimum Housing Codes was made.

Carl Ligit stated he was present on behalf of Ken Mar Neighborhood Association.

Unfinished Business

Steve Roberts stated that the Day Reporting Center had chosen another location and would not be housed at the 21st Street and Oliver location that had been previously proposed. The property at the 21st and Oliver location has been sold to Holand-Licklighter Autistic.

Staff Reports

3. Amended Minimum Housing Codes

Kurt Schroeder, Superintendent for the Office of Central Inspection, gave an update on amended minimum Housing Code requirements. **Schroeder** stated that the minimum codes had been adopted in 1962 and had not been significantly updated since that time. Revisions in the housing codes had been made in 1990 and again in 1991. The amended minimum housing codes include 1) 19 new definitions; 2) minimum standards for basic equipment; 3) security and lock requirements; 4) Electricity (at least two outlets per room); 5) Smoke detector in common areas on each floor 6) Screens; 7) Hand and guard rails; 8) Efficiency/sleeping units; 9) Owners/occupants (more in line with health codes)-who is responsible for what; 10) Plaquerding (orange plaquerd from inspectors).

Schroeder also stated that the new definitions included more clarification. OCI would like to take these changes to the City Council within the next month.

Schroeder opened the floor for questions from the District Advisory Board. **Moore** asked if there was a grandfather clause for landlords with older properties. Schroeder stated that there were no grandfather clauses; these amendments were designed to meet basic life/safety minimum codes. **Moore** asked how a tenant would be able to get enforcement without the fear of being evicted. **Schroeder** stated that state law prohibits this under the landlord/tenant act. Additional general comments regarding the amended minimum housing codes, from the District Advisory Board members included 1) Protects tenant; gives better gauge for the inspector; and 2) Helps to identify who has to take care of what.

Jim Dolenz stated that he thought the amendments were a lot clearer and easier to read. However, **J. Dolenz** stated that he had found some items that the city/county may want to consider changing 1) Wireless communication towers perimeters and 2) Reconsider the definition of corner lots. **J. Dolenz** suggested that it be stated as adjacent to two adjacent streets.

Schroeder stated that he would be willing to attend Neighborhood Association meeting to discuss the amended changes.

4. Updates to Unified Zoning Codes

Dale Miller, a representative from Planning updated DAB members on the changes that have been made to the Unified Zoning Codes. Miller stated that the previous codes were adopted in 1996. There had been separate codes for City and County. The codes then merged and became the Unified codes for City and County. The planning department tried to make the code more friendly and useful. Some of the updates include 1) Family Zoning codes 2) Accessory Apartments; and 3) Storage box/Storage Container Codes. (The updates were previously distributed).

Council Member Rogers asked for a motion to Receive and File this information. **Moore (Jones)** moved to receive and file the information presented.

Public Works

No items were submitted

Planning Cases

5. Case No.: CUP2001-0009 DP-08 Amendment #10

Request: Amendment to the University Gardens Community Unit Plan to adjust the berming and screening requirements on Parcels 8 and 9

Location: Northwest corner of 21st Street North and Oliver

Bishop Gilkey stated that the current fence screening prohibits potential patrons from seeing the University Plaza and what goes on there. The University Plaza project was a partnership with the City of Wichita to help with boost the economics in the area. Several of the business owners in the University Plaza complex have spent thousands of dollars individually, to build a business. All business owners are complaining that the property can not be seen. Business owners are not able to spend additional dollars to advertise, therefore, they would like to see the fence removed. If the fence were removed, it is possible that more people would be attracted to the University Plaza. **Bishop Gilkey** asked the District Advisory Board to please consider the amendment to remove the fence. **Bishop Gilkey** also stated that **Senator Rip Gooch** had voiced his support for removal of the fence at the University Plaza.

Council Member Rogers opened the discussion for questions from the DAB; there were none. Council Member Rogers stated that he had talked to people that were in opposition, but these people have realized that times have changed and they are supportive of the fence being removed and having trees and shrubs replace the fence. Roberts stated that the Chisholm Creek Neighborhood Association was 100% in favor of the fence removal. Carrie Jones asked if the removal of the fence would cause any additional hardship on the tenants. Council Member Rogers responded and stated that the City would assist with the screening and no further cost would be incurred by the tenants.

Marcia Traylor (Moore) made a motion to recommend approval and support of the MAPD recommendation to remove the fence. Motion carried unanimously.

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Board Agenda

No items submitted

General Comments/Announcements

Council Member Rogers stated that it would be beneficial to attend the *CIP (Capital Improvement Project)* workshop on March 14 at Century II at 7:00 p.m., to help gain knowledge of how the process functions.

Council Member Rogers adjourned the meeting at 8:23 p.m.

Submitted By,

Heidi Framer-Drew
Neighborhood Assistant,
Council District I